

CENTRAL BUSINESS DISTRICT PROJECT NUMBER 1

MICH. R-3

SECOND MODIFIED DEVELOPMENT PLAN

DETROIT, WAYNE COUNTY, MICHIGAN

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SECOND MODIFIED DEVELOPMENT PLAN*

CENTRAL BUSINESS DISTRICT PROJECT NUMBER 1

(MICH. R-3)

*The terminology used herein complies with Act 344 of the Public Acts of 1945 of the State of Michigan, as amended.

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R 213 (B-1)	Project Boundary Map
R 213 (C-1)	Second Modified Land Use and Development Plan
R 213 (C-1a)	Second Modified Right-of-Way Adjustment Plan
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1. Boundaries of Urban Renewal Area

The project area, Mich. R-3, is located in the City of Detroit, County of Wayne, State of Michigan and is described as follows:

Beginning at a point located at the intersection of the centerline of Bagley Avenue, 90 feet wide and Cass Avenue, 80 feet wide; thence southerly along the centerline of Cass Avenue to the centerline of Howard Street, 60 feet wide; thence westerly along the centerline of Howard Street to the centerline of First Street, 60 feet wide, thence southerly along the centerline of First Street to the centerline of Lafayette Boulevard, 80 feet wide; thence westerly along the centerline of Lafayette Boulevard to the extended easterly right-of-way line of the John C. Lodge Freeway; thence northerly along said John C. Lodge Freeway right-of-way line to a point in the south line of the 20 foot east-west alley between Lafayette Boulevard and Howard Street; thence northerly along a line extending to a point in the projection of the west line of Lot #7 of Block 48 of the Forsyth Farm, said point being approximately 40 feet south of the north line of the east-west alley between Abbott Street and Porter Street; thence northerly along said extended lot line to the south line of Porter Street, 60 feet wide, thence northerly along a line 10 feet westerly of and parallel to the west curb line of Fifth Avenue, as it now exists, to the northerly right-of-way line of Michigan Avenue, 120 feet wide; thence southeasterly along said northerly right-of-way line to a point, located by the westerly extension of the centerline of Bagley Avenue; thence easterly along the centerline of Bagley Avenue to the point of beginning.

The project boundary is shown on Map R 213 (b-1), Project Boundary Map.

2. Proposed Renewal Actions

The City of Detroit desires to redevelop this blighted area. To accomplish this objective, the following is proposed:

- a. The redevelopment of the project area will aid in revitalizing Detroit's Central Business District by (1) removing blighted areas and uses incompatible with the Central Business District and (2) by providing a new development complimenting the present sound areas of the Central Business District. This new development should support the central retail and financial areas and the Civic Center.
- b. In keeping with this role as a supporting element of the Central Business District, the development should be visually subordinate to the Central Business District core area.
- c. As the entrance to the Central Business District from the south, west, and northwest parts of the metropolitan area, the project should provide a suitable visual contrast to the areas outside of the Central Business District freeway loop so that a person is aware of entering the heart of a large metropolitan area.

d. Public improvements to be provided include:

1. Streets. Major and secondary thoroughfares will be widened and improved in order to provide adequate traffic service to the project. The local street system will be redesigned. Streets and alleys which are no longer needed will be vacated and the pavement, sidewalks, and curbs removed.
2. Utilities. Existing utilities will be abandoned, removed, moved or enlarged wherever these actions are necessary, or for the vacation of streets. Wherever such utilities are adequate and in accordance with the Modified Development Plan, they shall be retained. New utilities will be built to supplement those remaining where necessary to serve the area.
3. Street trees. Street trees will be planted along all streets, in conformity with the city-wide standard for street tree planting.

- e. The City of Detroit will follow policies to insure that the design and construction of all public and private developments in the project contribute to these objectives.

1. Land Use Map

Reference is made to map Second Modified Land Use and Development Plan, Revised December, 1965, which indicates location of streets and easements, property not to be acquired and land uses permitted.

2. Land Use Provisions and Development and Design Objectives

a. Permitted Uses

Land uses will be of a type and variety that will support and complement the Central Business District and the Civic Center. Such include offices, businesses, motels and hotels and apartments, parking structures, parks, utility sub-stations.

Business uses shall be limited to the following:

Bowling lanes, financial establishments, retail merchandise establishments, personal service establishments, restaurants, night clubs and establishments for the sale of liquor by the glass for consumption on the premises, theaters, radio and television studios, printing and publishing establishments, and assembly halls, exhibition halls, private clubs and fraternal groups, recreation and amusement facilities, studios, gasoline service stations; providing the location thereof is approved by the LPA; or those uses determined by the Common Council to be substantially compatible therewith.

b. Development and Design Objectives

Urban design, which includes the design of buildings, the design of the space between buildings and consideration of the visual relationship between buildings, will be an essential part of urban renewal project planning. Along with functional and financial considerations this will insure a sound development. The Land Use and Development Plan incorporates the following objectives:

c. General Objectives

1. Plans for each parcel will show a consideration of the appearance of all aspects of the development that are seen by the public, including building design, relationships between buildings on the parcel, relationships between buildings on the parcel and nearby buildings, and design of open spaces.
2. Proposed developments will take advantage of positive attributes of their sites and at the same time overcome or minimize limitations of their sites.

3. Proposed developments will avoid both visual disorder and visual monotony.
4. All land not used for buildings and drives will be landscaped to provide a pleasing appearance through the use of plant materials used in combination with paved walks, benches, planting boxes, sculpture, pools or similar features.
5. There will be sufficient off-street parking provided to serve uses in the project and to maintain streets free for traffic movement. In some cases where development opportunities are limited these parking requirements may be modified.

Parking facilities shall be provided on the Parcel or within 700 feet of the use being served. In order to insure adequate parking, except for Block Nos. E, F and K, the minimum number of parking spaces that shall be provided for the uses hereinafter set forth be as follows:

<u>Use</u>	<u>One Parking Space for Each</u>
Offices and banks	500 square feet of gross floor area
Retail merchandise shops	300 square feet of gross floor area
Personal service shops	300 square feet of gross floor area
Restaurants, night clubs and establishments for the sale of liquor by the glass for consumption on the premises	300 square feet of gross floor area
Theaters, radio and television studios, assembly halls with fixed seats	Each 5 seats in auditorium
Exhibition halls, dance halls, assembly halls without fixed seats	8 persons of the capacity as established by the Fire Prevention Bureau of the City of Detroit Fire Department
Museums and galleries	500 square feet of gross floor area
Studios	500 square feet of gross floor area
Gasoline service stations	Each service bay plus one for each two employees
Utility sub-station	Every three employees on the site
	<u>Five Parking Spaces for Each</u>
Bowling lanes	Lane

Three Parking Spaces for Each

Hotel and motel

Four guest rooms

Apartments

Four dwelling units

Recreation and amusement
facilities and uses other than
the foregoing

Parking as enumerated in the City
of Detroit Zoning Ordinance for
each specific use being considered

In event a parcel is used in whole or in part for a combination of the foregoing uses, the Common Council may, upon a determination that the combined uses will be adequately served by a lesser number of parking spaces than would be required for the specific uses set forth above, reduce the minimum required parking spaces to an amount that will insure adequate parking.

The Common Council of the City of Detroit may waive part of the parking requirements if it is found that the hours of peak demand by the proposed uses are so distributed as to permit joint use of the facility.

6. Vehicular and pedestrian circulation patterns will provide convenient accessibility to the project and within the project. Conflicts between pedestrians and vehicles will be minimized. This may be accomplished by providing different levels of movement through the use of such devices as docks or pedestrian overpasses.
7. Project improvements, including paving, street furniture, signs and landscaping will conform to standards of good design and will be coordinated to achieve an integrated design throughout the project.
8. Limitations will be placed on the intensity of development so that the project area will not become congested and so that the development of the area will support the Central Business District rather than tending to compete and thus weaken it. This will be controlled by the use of the following land coverage, floor area ratio and building height restrictions.
 - a. Land Coverage: The combined area covered by all buildings or structures on a parcel shall not exceed $66 \frac{2}{3}$ per cent of the gross area of the parcel. This coverage shall apply to all buildings and structures except buildings or structures or portions of buildings or structures used for parking and vehicular loading. The minimum amount of improvements to be constructed on each parcel shall be not less than $33 \frac{1}{3}$ per cent of the gross area of the parcel.
 - b. Floor Area Ratio: The Floor Area Ratios shall not exceed the following:

Floor Area Ratio

Block

5

B, G, H

3.5

I, J

Floor Area Ratios do not apply to Block Nos. A, C, D, E, F and K.

9. In order to provide proper settings for buildings and create suitable approaches to the Central Business District, structures are permitted only within the Building Control Lines shown on the Land Use and Development Plan, except that structures may be permitted beyond the Building Control Lines under the following conditions:

Buildings shall not be constructed beyond the Building Control Lines designated on the Modified Land Use and Development Plan Map except that buildings may project beyond the Building Control Lines if for each square foot of building coverage beyond the Building Control Lines there is one square foot of surface within the Building Control Lines which is landscaped or used for walkways, and which is accessible and open to the public; and if the projection beyond the Building Control Line does not exceed $\frac{3}{4}$ of the length of the Building Control Line within the parcel.

10. Easements for sub-surface utilities are shown on the Second Modified Land Use and Development Plan. No structure shall be constructed or trees and shrubs planted within any easements for sub-surface utilities without the approval of the Common Council of the City of Detroit.

All utility equipment, including facilities for transmission or distribution of gas, electricity, steam, water, or communications will be located underground or enclosed entirely within a building except for above ground equipment associated with underground utilities.

- d. Duration and applicability of Land Use Provisions and Building Requirements.

1. Duration of Restrictions

These restrictions shall be binding and effective upon all purchases of land from the City of Detroit, their heirs, successors, and assigns, in the Central Business District Project No. 1 and shall remain in effect until January 1, 1999.

2. Applicability of Land Use Provisions and Building Requirements

The land use provisions and building requirements shall apply only to that real property within the project area which is acquired by the City of Detroit.

- c. Objectives Applying to Specific Blocks: See "Land Use and Development Plan Map" R 213 C-1

Block A

This Block forms part of the entrance to the project from three important trafficways: Michigan Avenue, Third Street and the John C. Lodge Freeway via Bagley Avenue. Recognizing this important location, the development should consist primarily of landscaping designed so that the scale and placement of plant materials and other elements lend the area to viewing from passing vehicles.

Block B

This block contains two exempted parcels, the Salvation Army offices and the Town House Apartments. The development of this block should take advantage of its strategic location resulting from (1) the excellent access to and from the John C. Lodge Freeway (via Bagley Avenue ramps) and (2) ideal visual prominence, being situated at the juncture of Michigan, Third, and Bagley Avenues, each of these streets being a major traffic carrier.

The development should exploit this visual prominence through the inclusion of a structure creating a strong vertical emphasis at the westerly portion of the parcel. This visual prominence along with the superior accessibility of the parcel indicate that the westerly portion should be developed with some prestige use such as an office building, exhibit building or residential structure. The easterly portion of the parcel should then contain supporting retail and service uses.

The size, location and orientation of buildings on the parcel should be properly related to the existing buildings.

Block C

The parcel is surrounded by tall, massive, intensely-used buildings which will not be acquired. This places architectural limitations upon its development since any new structure should become a part of the existing design composition of this building complex. Hence, a new building should either be harmoniously subordinate or the compatibly dominant feature of this architectural grouping--not equally competitive visually.

Also, because of existing adjacent and intense activity of both office and residential character without adequate supporting services, the provision of related parking and retail facilities is indicated. This may be provided in combination with new apartment or office construction.

This parcel is fully exposed by direct line-of-sight along a major thoroughfare vista (Bagley Avenue) beginning at Grand Circus Park and terminating at the northeastern corner of this parcel (see Map R 214 (3), the District Plan). Therefore, since the northeasterly exposure is in such prominent view from a central public park and hub of the Central Business District street system, this exposure deserves special beautification. Besides architectural excellence, this perimeter of the site requires sufficient landscaped area to provide a proper setting for this exposure of the building and to be consistent with the residential character of this building and the several adjacent residential buildings.

Block D

The development of this block should recognize its strategic location on Michigan Avenue as a part of the main easterly entrance to the Central Business District Project Number 1. From a visual point of view, the large building in the north half of the block imposes strong limitations on the development of the block and the size and location of elements should be properly related to this building.

This area is appropriate for expansion of the Michigan Bell Telephone Company facilities, with uses shown on the Land Use and Development Plan map.

Block E

This block faces Michigan Avenue and forms the major focus of this entrance to the project from the Central Business District and the east, and at the same time is the focal point of the proposed Convention Mall extending north from Cobo Hall.

The development of this block should exploit this strategic location by including a building with a height of at least 15 stories.

The convenience of the parcel to the Central Business District, Michigan Avenue and the Civic Center, along with its visual prominence, indicate that it should be used for offices or transient housing accommodations.

Block F.

The development of this block, recognizing existing adjacent buildings, should attempt to screen undesirable aspects of these buildings and orient away from them.

The limited size of the parcels make them unsuitable for large buildings or uses requiring extensive parking.

Block G

The objective of the development of this block should be to visually subordinate the architectural features to Blocks G, E, and H. One to five story structures for entertainment, retail and service uses would be appropriate. Alternate uses as shown on the Land Use and Development Plan Map are permitted providing they meet the above objectives.

The existing Public Lighting Commission building is constructed in the Italian Romanesque style and could be made a desirable focal point of the development of the parcel.

Block II

This block occupies a strategic site in the project as it faces both Michigan and Third Avenues and as it fronts along the John C. Lodge Freeway for an extended distance. In this situation it acts as an entrance to the Central Business District. The development should recognize this strategic location and contain a strong architectural feature (or features) which provide(s) visual impact on Michigan and Third Avenues and the Lodge Freeway.

Every effort should be made to take advantage of this large, uninterrupted block by developing a total concept and site plan for the entire block. While this does not necessarily require a single owner or single use, it does imply careful coordination of all stages of planning and construction.

The size and good location suggest a development having a variety of uses.

Block I

This block is located at one of the entrances to the project from the John C. Lodge Freeway (Howard Street) and has frontage visible from the freeway. The block also faces Third Street, an important thoroughfare. The development of this block should recognize this location and include a visually prominent structure.

The excellent accessibility of this block make it appropriate for transient housing or parking or uses shown on the Land Use and Development Plan Map as alternates.

Block J

This block forms an important part of the entry to the project from the west and faces Third Avenue, an important thoroughfare. This should be recognized through the provision of a prominent architectural feature.

Because of its excellent accessibility and visual prominence, this block should be developed with transient housing or offices along with supporting functions, however, alternate uses are allowed.

That portion of Block J lying between the freeway and Fourth Street being part of the entrance to the project area is to be suitably landscaped.

Block K

The northwest corner of this block has its prime exposure on Third Avenue between two buildings which are to remain. These remaining buildings, the Detroit Edison Company substation and the WWJ Studios, have well designed exteriors and the development should relate appropriately to these buildings with respect to scale and use of material.

The central portion of this block has less visual prominence than most areas of the project although it has good accessibility. The existence of several garages and commercial uses in this vicinity call for the development with uses that will instill some more active use of the area; i.e., entertainment, restaurants, retail or services would be appropriate. Because of the good accessibility a parking garage would be appropriate if it were designed to permit the other uses described above also.

The southeast corner of this block of limited size would be most appropriately occupied by a restaurant or retail sales and services designed to support the nearby hotel or any alternate use designated on the Land Use and Development Plan Map.

R 301 (D) -- PROJECT PROPOSALS

1. Land Acquisition

- a. All real property within the project area will be acquired and cleared, with the exception of the exempt parcels. The location of these exempt parcels is indicated on Map R 213 (C-1), Second Modified Land Use and Development Plan.
- b. See Code R 214 F. Special conditions under which property exempted from acquisition may be acquired -- NONE

2. Redevelopers' Obligations

The land acquired by the City of Detroit will be disposed of subject to an agreement between the City and the redeveloper.

Land disposition and review of developers' plans will consider that:

- a. Land disposition documents will incorporate provisions for achieving all elements of the Development Plan, including the Development and Design Objectives, through:

Fixed price offerings with the Development and Design Objectives as a criteria for selecting the redeveloper; or

Through negotiation where the Objectives are determining factors; or

By other means which will assure the attainment of the Objectives. The disposition documents shall be drawn up with the advice and assistance of the Architectural Consultant, other consultants and the Advisory Committee if appointed.

- b. Disposition documents will spell out in detail the criteria to be met in order to achieve the development and design objectives.
- c. Land disposition documents will also include provisions for insuring initiation and completion of construction with a reasonable period of time after the effective date of contract, as determined by the type of redevelopment to be undertaken.
- d. Land disposition documents shall also include a Specific Declaration of Restrictions to be recorded and binding upon any sale or lease for the purpose of implementing these provisions, requirements, and development and design objectives which apply throughout the project.

R 301 (E) -- OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS

1. Relocation Plan

The Relocation Plan is hereby made a part of the Second Modified Development Plan as required by Section 4(c) of the Rehabilitation of Blighted Areas Act, Act 344 of the Public Acts of 1945 as amended.

2. Estimated Costs of Public Improvements

The Estimated Costs of Public Improvements to be made within the project are hereby made a part of the Second Modified Development Plan, as required by Section 4(c) of the Rehabilitation of Blighted Areas Act, Act 344 of the Public Acts of 1945 as amended.

3. Right-of-Way Adjustment Plan

The Right-of-Way Adjustment Plan, Map R 213 (C-1a), is included in Code R 213 and shows the location of streets and alleys to be retained, vacated or dedicated.

4. Second Modified Land Disposition Map

One Second Modified Land Disposition Map R 225 is included in Code R 213.